

London Britain Township Board of Supervisors Meeting

August 13, 2012

Approved at the 9/10/12 BOS meeting

Glenn Frederick, Chairman of the Board of Supervisors opened the hearing at 7:00 PM. In attendance were Supervisors David Owens and Aileen Parrish, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Engineer Pat Walsh, Roadmaster Joe Ferguson and several residents.

Zoning Ordinance Hearing Cont'd- Glenn Frederick opened the hearing with the review of comments pgs 3-5 ending at comment on page 6. Glenn Frederick temporarily stopped the hearing at 7:30 to address a Subdivision matter with the Township attorney. The hearing resumed again at 8:00 pm.

Glenn Frederick made a motion to continue The Zoning Ordinance Hearing to September 10, 2012. Aileen Parrish seconded and the motion carried unanimously.

Glenn Frederick, Chairman of the Board of Supervisors opened the meeting at 7:30 PM. In attendance were Supervisors David Owens and Aileen Parrish, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Engineer Pat Walsh, Roadmaster Joe Ferguson and several residents. The meeting ended at 8:00 pm and resumed again at 8:15 pm.

Subdivision

FHC- Glenn Frederick read the comment letter from Pat Walsh. Tom Oeste noted that the roadway deed is in order, the maintenance bond is covered by the financial agreement with escrow in the amount \$162,000. This amount will cover the maintenance bond. The Title Insurance policy will be received upon dedication. Glenn Frederick noted that the HOA on behalf of Mr. Messaros is not prepared to take ownership of the open space. Mr. Messaros noted that HOA counsel was consulted and was advised not to take ownership of the HOA open space. The wet basin is the biggest concern. Glenn Frederick noted that the basin structural integrity for 18 months will be included in the maintenance bond which the Township holds. Glenn Frederick asked that the wet pond maintenance list be sent under LBT letterhead to Mr. Messaro as a wet pond maintenance schedule.

Tom Oeste noted that the roads are being offered to the Township for dedication not the HOA open space. The basin is not a dedication matter. Glenn Frederick noted that the roads will not be accepted without the HOA accepting their deed. Tom Oeste noted that it may be prudent not to accept dedication to keep the HOA process going. Tom Oeste stated that it is most probably the intent of the Township to take dedication after the HOA deed is recorded.

Mr. Messaro stated the Lot#36 Easement, which the developer drafted, is acceptable to the HOA and their counsel.

Glenn Frederick noted that the developer is to come back to the next Board of Supervisors meeting on 8/27/12 with the HOA Open space deed and Lot# 36 easement executed and recorded in order to have the Board of Supervisors consider dedication.

Road Report

Dan Tracy read the July 2012 Road Report (report attached).

Pat Walsh noted that the paving was completed in the month of July.

Aileen Parrish thought the paving was well done. Aileen Parrish noted that the area in front of the Schroeder property looked good.

Aileen Parrish noted that the area on Good Hope @ the bridge someone has dumped trash and appliances. Dan Tracy will contact the WCCP crew and have them and the road crew assist in removal of the trash.

Park Report

Dan Tracy read the July 2012 Park Report (report attached).

The Board of Supervisors and Dan Tracy discussed the removal of trash cans at Nichol Park and the dog waste bags which people leave at the park.

There being no further business Dan Tracy left the meeting at 8:30 pm.

Zoning Report

Dave Gargula noted there were 3 Building permits issued for July 2012

BP#12-33	Cornell	18 Sienna Dr	house
BP#12-34	Wilkinson	102 Wynn Ct	house
BP#12-35	Watts	26 Sienna Dr	deck

Dave Gargula read the complaints received during June 2012. (report attached)

Ed Lukowski noted that his insurance notes indicated that there is fire pond within 1000' of his property and the fire pond is empty. Pat Walsh noted that a letter has been sent to the owner of the pond.

Other Zoning Matters

There being no further business Dave Gargula left the meeting at 8:45pm.

Subdivision and Land Development

Minutes

7/9/2012- Glenn Frederick made a motion to adopt the minutes of 7/9/2012 as corrected. Aileen Parrish seconded and the motion carried unanimously.

7/23/2012- Glenn Frederick made a motion to adopt the minutes of 7/23/2012 as corrected. Aileen Parrish seconded and the motion carried unanimously.

New Business

Old Business

Business From the Floor

Kelly, a resident of 244 Fern Ridge, asked the setback requirements of a pool for 244 Fern Ridge. She asked for more information as to what a hardship is for a zoning variance. Pat Walsh noted that the Zoning Hearing Board would be who held the zoning hearing. Glenn Frederick noted that the right to have a pool is not a given, another words not a hardship.

Adjournment

Glenn Frederick made a motion to adjourn the meeting at 9:00 PM. Aileen Parrish seconded and the motion carried unanimously.